NEW GYM & NURSERY LEASING OPPORTUNITY

EBBSFLEET, KENT

ΛLKERDEN
VILLAGE

RARE OPPORTUNITY FOR A BRAND NEW DAY NURSERY AND GYM IN THE HEART OF ALKERDEN MARKET CENTRE, IN THE NEW DISTRICT OF WHITECLIFFE, EBBSFLEET GARDEN CITY

Cradick
RETAIL PROPERTY CONSULTANTS

NURSERY OPPORTUNITY

A new purpose built nursery with outdoor play space in Alkerden Market Centre.

The premises comprises ground floor nursery space and a demised outside play area, fronting onto the Neighbourhood Green. Pick up /drop off parking is provided in Alkerden Market Centre car park below the Neighbourhood Green, and there are excellent public transport links.

The unit will have planning consent for Class E uses, and is contained in a block that also accommodates a Morrisons supermarket, a cafe, a gym, and 83 residential units.

Alkerden is one of three villages within the Whitecliffe masterplan, which will provide some 6,500 new homes when complete. To date, 1,500 homes have been completed and land plots are over 95% committed to by national housebuilders.

ACCOMMODATION

Ground Floor	6,000 sq ft
External area	2,000 sq ft

The subject unit is arranged on the ground floor
These areas are approximate and will be verified at PC

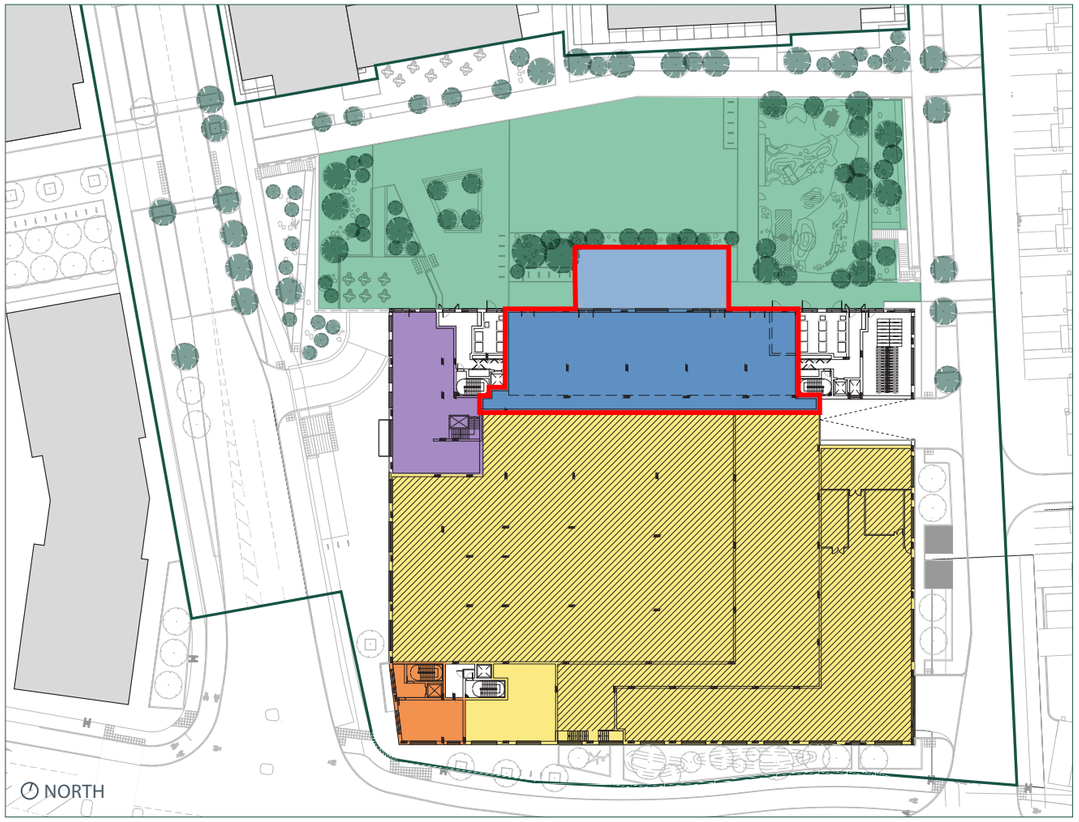
SCHEME PLAN
NURSERY

Ground Floor	6,000 sq ft
External Area	2,000 sq ft

KEY

- Supermarket
- Nursery
- Nursery Play Space
- Gym
- Cafe

BLOCK G, LEVEL 0



GYM OPPORTUNITY

A new, purpose built gym facility at the heart of Alkerden Market Centre.

The premises is arranged over three floors. The principle gym floor area is at first floor above the supermarket, and provides 5,550 sq ft. A mezzanine level changing area is located at first floor and provides 900 sq ft. The ground floor reception space is accessed directly from the high street.

The entire area will be delivered to shell and core, with the ground and first floor mezzanine level benefiting from a floor to ceiling height of 3.15m and the main gym floor at level two 3.175m, three phase electricity supply, and acoustic insulation.

The unit benefits from good natural light penetration, a prominent corner entrance on the high street, and double height signage opportunities on the main frontage. It will be designated planning Use Class E.

In addition to the gym space, the brand new block comprises a Morrisons supermarket, a cafe, a nursery, and 83 residential units, and fronts onto a new Neighbourhood Green. Alkerden Market Centre car park is located beneath the Neighbourhood Green and will provide 136 public parking spaces.

Alkerden is one of three villages within the Whitecliffe masterplan, which will provide some 6,250 new homes when complete. To date, 1,500 homes have been completed and land plots are over 95% committed to by national housebuilders.

ACCOMMODATION

Ground Floor	1,150 sq ft
First Floor / Mezzanine	900 sq ft
Second Floor	5,550 sq ft

The subject unit is arranged over 3 floors.
Areas are approximate and will be verified at PC

SCHEME PLAN
GYM

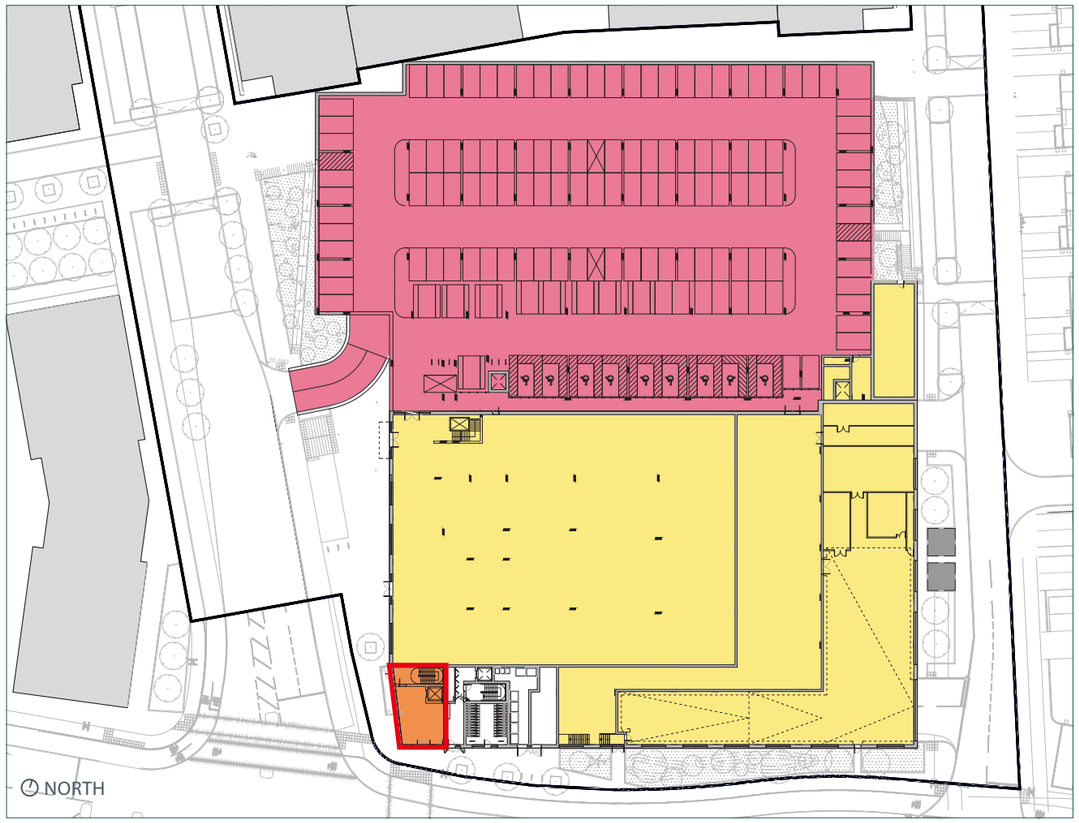
Ground Floor	1,150 sq ft
First Floor	900 sq ft
Second Floor	5,550 sq ft

KEY

- Supermarket
- Nursery
- Nursery Play Space
- Gym
- Cafe
- Alkerden Market Centre Car Park

BLOCK G, LEVEL 0

BLOCK G, LEVEL 1



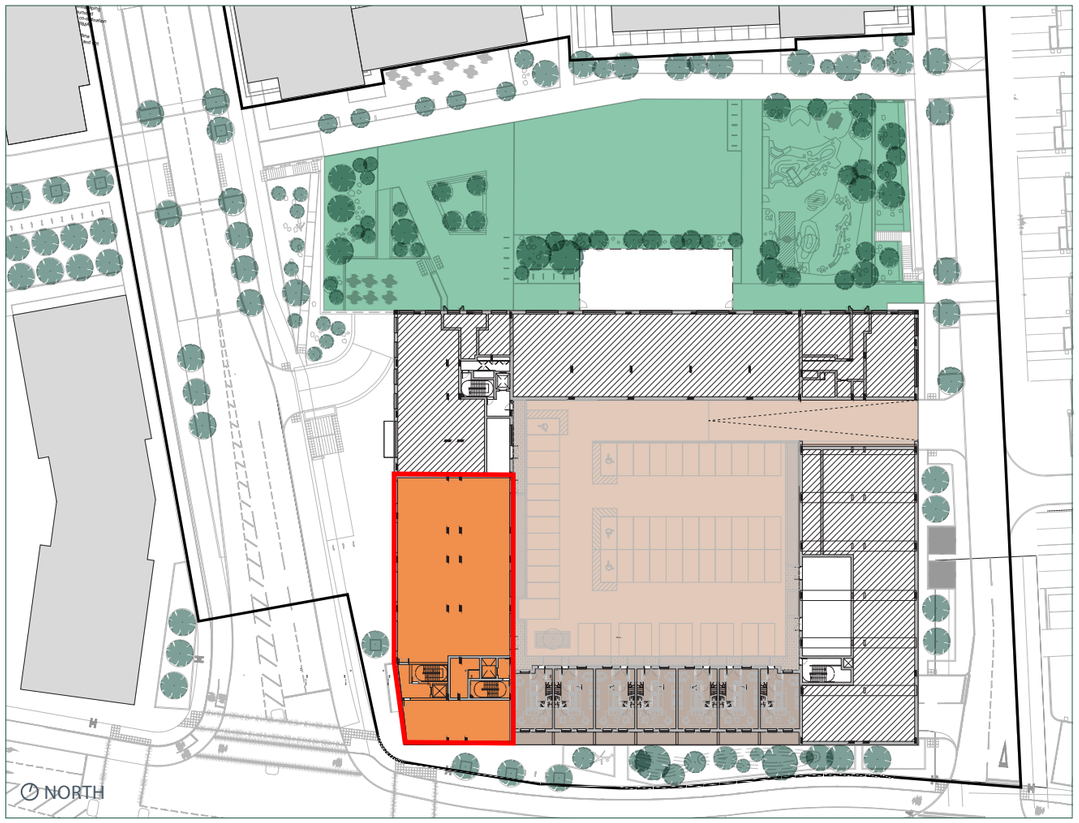
SCHEME PLAN
GYM

Ground Floor	1,150 sq ft
First Floor	900 sq ft
Second Floor	5,550 sq ft

KEY

- Gym
- Residential Units
- Residents Car Park

BLOCK G, LEVEL 2



LOCATION

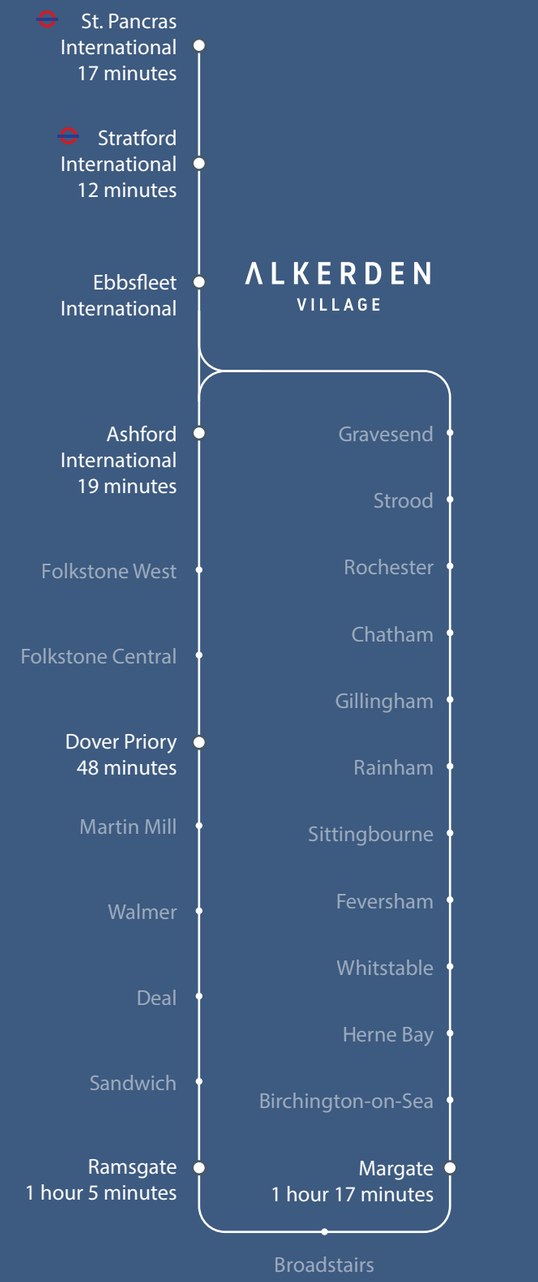
Situated immediately north of two junctions of the A2, directly between Bluewater and Ebbsfleet International, and within a new 6,250-home development at Ebbsfleet Valley, the subject location benefits from superb connectivity.

The site will be very well served by public transport, benefiting from direct access to Fastrack, an award winning, efficient, bus transit system integral to the regeneration of the area that is scheduled to run directly through Alkerden Village.

With an initial frequency of 5 services per hour (every 12 minutes) access to Ebbsfleet International puts both central London and continental Europe within easy reach of the site.

Ebbsfleet Valley also lies immediately to the north of the A2, which provides fast connectivity to the M25 and M2.

TRAIN TIMES



DRIVING TIMES

THE DEVELOPMENT

Henley Investment Management Ltd is undertaking the development of the nursery and gym within Alkerden Market Centre.

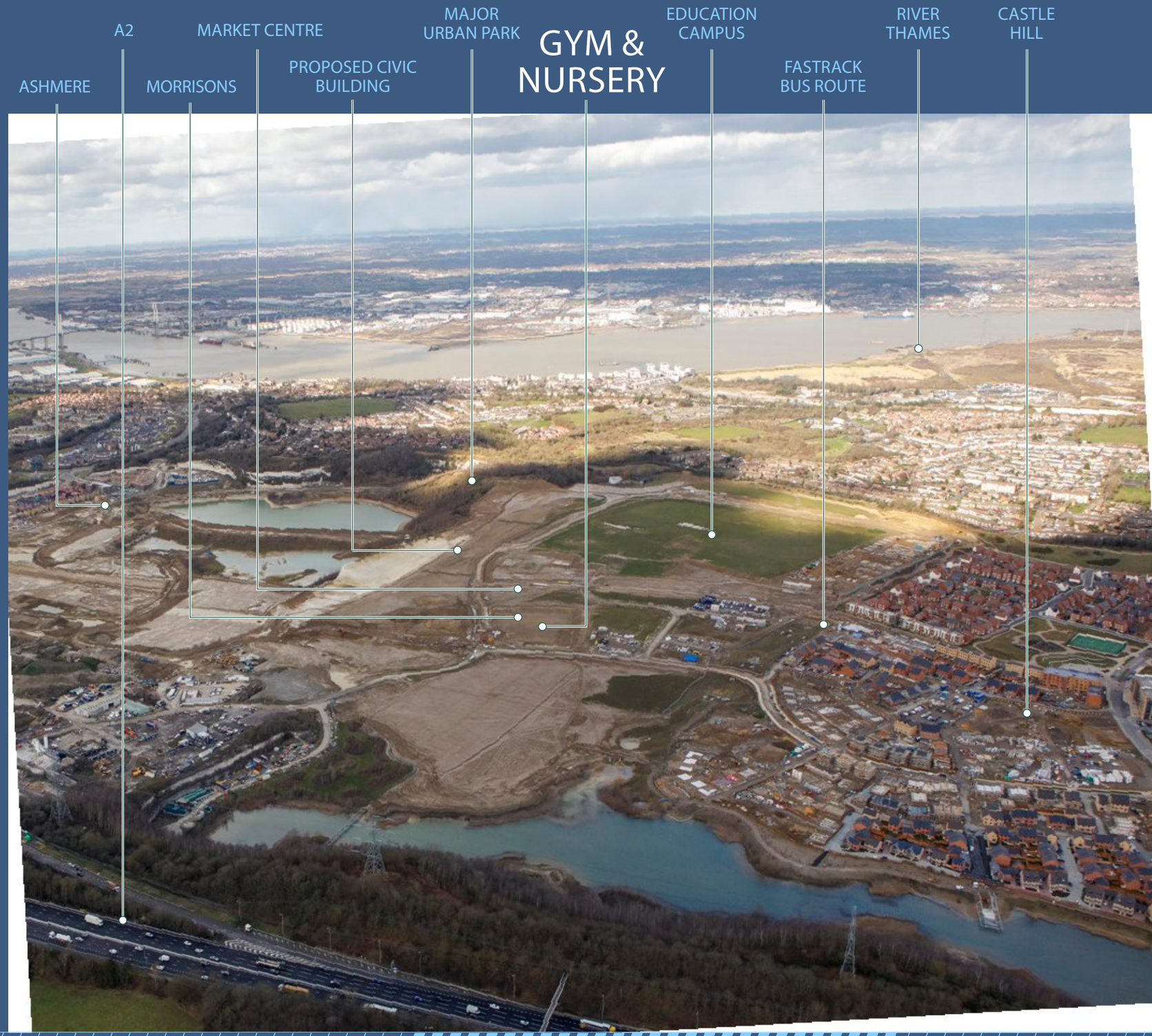
A Reserved Matters Application for the first phase of Alkerden Market Centre was submitted in January 2022, with consent expected in September 2022 and PC expected in Q3 2024.

In addition to the gym and nursery, the development comprises a 26,000 sq ft Morrisons supermarket, 2,600 sq ft cafe, a new Neighbourhood Green, 136 public parking spaces and 83 residential units.

Further phases will provide a new civic hub and over 44,000 sq ft of high street retail. A further 1,100 homes will be delivered in the wider Alkerden village.

Alkerden will provide a diverse and welcoming market centre, with retail, leisure, and F&B amenity for the benefit of residents making the village an inviting and vibrant place to live.

Alkderden is one of three villages in the Whitecliffe masterplan area and will total 1,600 homes when complete. 1,500 of 1,600 homes and a retail centre have been delivered in Castle Hill to the east. A further 3,000 homes will be delivered in Ashmere.



Cradick
RETAIL PROPERTY CONSULTANTS

FURTHER INFORMATION:

Alex Standen
07770 935263
astanden@cradick.co.uk

Jack Pearman
07483 361559
jpearman@cradick.co.uk

These details are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise. The photographs and videos show only certain parts of the property as they appeared at the time they were taken, and cannot be relied upon. Reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. All computer generated imagery, plans and sections within this brochure are indicative only and should not be relied upon. March 2022.